

Main Street
Breedon-on-the-Hill DERBY

ashley adams

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Breedon-on-the-Hill DERBY DE73 8AN

for sale
£795,000







Entrance Hallway
Accessed via a large half glazed timber entrance door to the bright and open entrance hallway with exposed beams to the ceiling, two central heating radiators, built-in storage cupboard, stairs to the first floor accommodation and doors off to the dining room, front room, sitting room and rear garden.

Dining Room
The formal dining room having feature cast iron multi-fuel burner set in a recess with a timber mantle over, feature wall lighting, central heating radiator, telephone point, door to rear garden and a feature full height timber framed window to the front elevation with fitted wooden shutters.

Front Reception Room
Having a feature cast iron coal effect multi-fuel burner set on a black tiled hearth with timber mantle over, exposed beams to the ceiling, two central heating radiators, door to study and feature full height timber framed window to the front elevation.

Home Office/Gym
Having exposed beams to the ceiling, central heating radiator, telephone point, door to the sitting room and a timber framed window to the side elevation.

Sitting Room
Having a feature cast iron log burner set in an exposed brick recess with a timber mantle over, telephone point, two central heating radiators, exposed beams to the ceiling, door to kitchen and a timber framed window to the side elevation.

Kitchen
Having a range of fitted solid wood base, drawer and wall units, solid oak work surfaces over, inset ceramic sink and drainer with mixer tap over, freestanding Rangemaster with six ring electric hob and extractor hood over, integrated dishwasher, integrated fridge, breakfast island with cupboards under, central heating radiator, exposed beams to the ceiling, feature brick built bread oven, Karndean flooring, doors to the annex, rear garden and rear hallway.

Rear Lobby
Having Karndean flooring, exposed beams to the ceiling, doors off to utility room and ground floor bathroom.

Utility Room
Having a range of fitted base, drawer and wall units, rolled edge work surfaces over, space and plumbing for three appliances, Karndean flooring, central heating radiator, exposed beams to the ceiling and timber framed opaque window to the side elevation.

Ground Floor Bathroom
Comprising rolled top bath with a chrome mixer tap over, fully tiled shower cubicle with wall mounted shower overhead, pedestal wash hand basin, dual flush wc, Karndean flooring, chrome heated ladder towel rail, central heating radiator, extractor fan and exposed brick feature wall.

First Floor Landing
Having two central heating radiators, stairs off to the second floor accommodation and doors off to the bedrooms and bathroom.

Bedroom One
Having a range of fitted wardrobes to one wall, traditional feature decorative fireplace, two central heating radiators, exposed beams to the ceiling, TV aerial point and feature full height timber framed window to the front elevation.

Bedroom Two
A good sized second bedroom with a decorative cast iron fireplace, having a range of fitted wardrobes, exposed beams to the ceiling and feature full height timber framed window to the front elevation.

Bedroom Three
A generous third bedroom having central heating radiator and timber framed window to the side elevation.

Bedroom Four
Having central heating radiator, telephone point, exposed beams to the ceiling and feature timber framed full height window to the front elevation.

Family Bathroom
A four piece white suite comprising of panelled bath with chrome mixer tap and shower attachment, fully tiled shower cubicle with wall mounted shower overhead, pedestal wash hand basin, dual flush wc, built-in storage cupboards, two central heating radiators, loft access hatch and single glazed window to the side elevation.

Second Floor Landing
This good sized versatile space could be used as a study or additional bedroom having exposed beams, central heating radiator, loft access hatch and doors off to the bedrooms.

Bedroom Five
Having a central heating radiator, exposed beams to the ceiling, loft access hatch, timber framed window to the side elevation.

Bedroom Six
Having a central heating radiator, loft access hatch and timber framed window to the side elevation.

Annex
Interconnecting door from the kitchen of the main property and separate access via Main Street to the: -

Kitchen
Fitted with a range of high gloss cream base, drawer and wall units, rolled edge work surfaces over, inset sink and drainer with mixer tap over, inset electric oven with a four ring electric hob and extractor hood over, feature contemporary radiator, karndean flooring, exposed ceiling beams, door off to ground floor shower room and door to inner hallway.

Ground Floor Shower Room
Having a fully tiled shower cubicle with wall mounted shower overhead, pedestal wash hand basin and a dual flush wc, central heating radiator, exposed beams to the ceiling, Karndean flooring, timber framed opaque window to the side elevation.

Inner Lobby
Having useful built-in storage cupboard, door to the main house and stairs off to the first floor accommodation.

First Floor Accommodation

Open Plan Lounge Diner
This generous room having feature ceiling beam, central heating radiator, loft access hatch, doors off to bedroom and main house landing and two timber framed windows to the side elevation.

Annex Bedroom
This room benefits from a lot of natural light and also features a decorative cast iron fireplace, space for double wardrobe, central heating radiator, timber frame window to the side elevation overlooking the garden.

Outside
The front of the property is set on a private road behind a gated lawn garden and a gravelled path leading to the front door.
Off Road Gated Parking - Following the private road leads to the iron gates and into the gravelled drive which has off road parking for at least four cars. There are also three brick built outbuildings and a good sized shaped lawn.
Traditional Courtyard Garden - The courtyard garden is block paved with ample space for patio furniture and potted plants. There is also external wall lighting and a surrounding brick boundary wall.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 365.0 m² (3,929 sq.ft.) approx

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Property Ref: MEL205171 - 0006

Tenure:Freehold EPC Rating: Exempt

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